

LOT 24
IN OR 1988/685
PRESERVE AT SUMMER BEACH #3

CAMPANA PATRICIA LIVING TRUST/CAMPANA RICHARD TRUS
95737 SAGO DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1675-0024-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	16	WD FR STUC 100	0500	11	3,943	142.5600	203.15	801,020	2016	2016	0	0	0	3.00	97.00	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2017													Heated Area: 3365										
Roof Cover	07	CONC TILE 100														HX Base Yr 2017										
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 776,989										
Interior Floop	12	HARDWOOD 100														TOTAL MARKET OB/XF VALUE 12,975										
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET 324,000										
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE 1,113,964										
Bedrooms	4	100														SOH/AGL Deduction 381,963										
Bathrooms	4	100														ASSESSED VALUE 732,001										
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE HX HB 50,000										
Stories	1.	1. 100														BASE TAXABLE VALUE 682,001										
Units	0	100														TOTAL JUST VALUE 1,113,964										
																NCON VALUE 0										
			INCOME VALUE																							
			PREVIOUS YEAR MKT VALUE 906,536																							
Quality	04	Quality Level 04																								
DOR CODE	0100	SINGLE FAMILY																								
MAP NUM		MKT AREA	03																							
NEIGHBORHOOD/LOC	3021.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	3,365	100	3,365	663,092																						
FGR	817	55	449	88,478																						
FOP	54	30	16	3,153																						
FOP	377	30	113	22,267																						
TOTALS	4,613		3,943	776,989																						
EXTRA FEATURES					95737 SAGO DR, FERNANDINA BEACH																					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES											
1	0855	CONC PAVER	0 100	0 0	1,187.00	SF	10.00	10.00	100	2016	2016	3	97	11,514												
2	0855	CONC PAVER	0 100	0 0	96.00	SF	10.00	10.00	100	2016	2016	3	97	931												
3	0810	CONCRETE A	0 100	0 0	85.00	SF	6.50	6.50	100	2015	2015	3	96	530												
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.08	300,000.00	324,000.00	324,000									
REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 324,000 Market: 0 Agricultural: 0 Common: 324,000 PRINTED 08/02/2023 BY SYS																										